

LOT 6  
ENCLAVE AT SUMMER BEACH PHASE  
TWO-A & TWO-B OR 2434/722

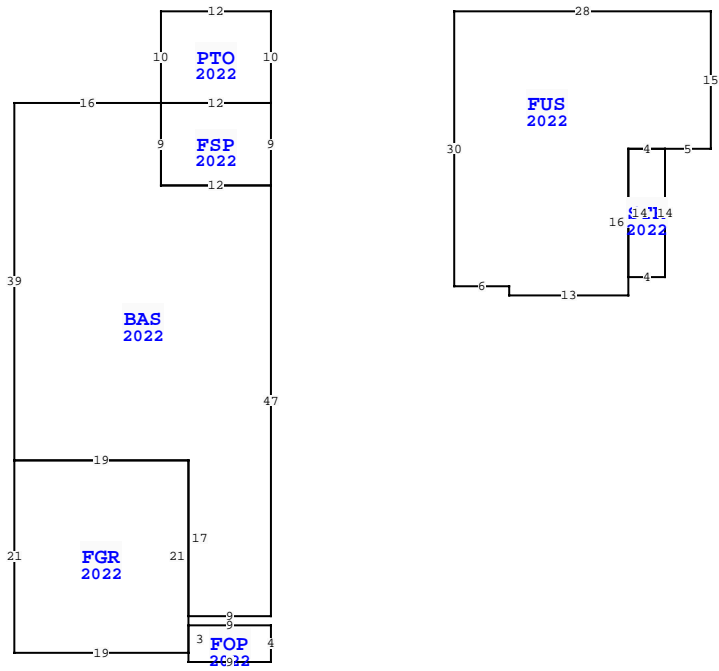
THE MASON FAMILY TRUST  
96049 MIMOSA DR  
FERNANDINA BEACH, FL 32034

**2025**

00-SB-30-047E-0006-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	08	CLAY TILE	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	0	0	100
Units	0	0	100
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3043.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,137	100	2022
FGR	399	55	2022
FOP	36	30	2022
FSP	108	40	2022
FUS	718	100	2022
PTO	120	5	2022
STR	56	10	2022
TOTALS	2,574		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2023								
			Heated Area: 1855			HX Base Yr 2023					



NASSAU COUNTY PROPERTY			PAGE 1 of 1	8
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 8	Tax Dist:			
BUILDING MARKET VALUE			502,023	
TOTAL MARKET OB/XF VALUE			3,059	
TOTAL LAND VALUE - MARKET			165,000	
TOTAL MARKET VALUE			670,082	
SOH/AGL Deduction			190,816	
ASSESSED VALUE			479,266	
TOTAL EXEMPTION VALUE	HX HB			50,722
BASE TAXABLE VALUE			428,544	
TOTAL JUST VALUE			670,082	
NCON VALUE			0	
INCOME VALUE			0	
PREVIOUS YEAR MKT VALUE			507,543	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20214814	NEW CONSTR	0	06/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2792/1210	6/04/2025	WD	U	I	11	100
GRANTOR: MASON KEITH & CAROLYN						
GRANTEE: THE MASON FAMILY TR						
2558/1378	4/22/2022	SW	Q	I	02	500,800
GRANTOR: ENCLAVE PHASE II PART						
GRANTEE: MASON KEITH & CAROL						

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0	100	0	309.00	SF	10.00	10.00	100	2022	2022	3	99	3,059	

96049 MIMOSA DR, FERNANDINA BEACH  
 BLD DATE  
 XF DATE  
 INC DATE  
 LGL DATE  
 LAND DATE  
 AG DATE  
 04/15/2024 MLU

BUILDING NOTES				

**BUILDING DIMENSIONS**  
 PTO=[YR=2022] W12 S10 BAS=[YR=2022] W16 S39 FGR=[YR=2022] S21 E19 FOP=[YR=2022] S1 E9 N4 W9 S3\$ N21 W19\$ E19 S17 E9 N47 FSP=[YR=2022] N9 W12 S9 E12\$ W12 N9\$ E12 N10\$ PTR=E20 FUS=[YR=2022] E28 S15 W5 STR=[YR=2022] S14 W4 N14 E4\$ W4 S16 W13 N1 W6 N30\$ W20\$.

LAND DESCRIPTION																		TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000										